



PLANNING COMMISSION AGENDA

Tuesday, March 14, 2023, 7:00 p.m.

125 E. College Street, Covina, California

Council Chamber of City Hall

IMPORTANT NOTICE

Members of the public may view the meeting live on the City's website, at www.covina.12milesout.com, or, on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the City's Website, hover over the Departments & Services tab until the drop-down menu appears and click on "City Council Virtual Library" under the City Council header. A live banner will appear at the start of the meeting.

Meeting Assistance Information. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626)-384-5430 or by email at cityclerk@covinaca.gov. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

ROLL/CALL

Commissioner: Rosie Richardson, Bryan Rodriguez, John Connors, Vice-Chair Dan McMeekin, Chair Susan Zermeno

PLEDGE OF ALLEGIANCE

Led by the Chair.

PUBLIC COMMENTS

To address the Planning Commission please complete a yellow speaker request card located at the entrance and give it to the City Planner. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Commissioners from taking action on any item, not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Chairperson amends the time limit.

In Person: *To address the Planning Commission please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Planner. Your name will be called when it is your turn to speak.*

Remotely via Zoom: Access the meeting remotely via Zoom with one of the following devices:
Computer or Smart Device:

<https://us02web.zoom.us/j/89931310323?pwd=N0wvKzY0WTFYMIlrSnd5T25abEFJdz09>

Telephone: Dial: +1 669 900 6833 US (San Jose)

Meeting ID: 899 3131 1323

Passcode: 178210

1. To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar “Reactions” tab. Computer / Smart Device: The “raise hand” feature is in the reactions tab.

Telephone: Press star-nine (*9) on your phone to raise your hand.
2. Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); the speaker must be present

when called to speak.
3. Please state your first and last name and city of residence at the beginning of your remarks for the record.
4. The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.

COMMISSIONER COMMENTS

ADMINISTRATIVE ITEMS

CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them unless a member of the Planning Commission requests a specific item be removed from the consent calendar for discussion.

CC 1. Approval of the Minutes of February 14, 2023

CONTINUED PUBLIC HEARINGS

CPH1. Application for Planned Community Development Modification (PCDM) 22-1 and Determination of Exemption from CEQA;

A request to modify Planned Community Development (PCD) 77-002 (Ordinance. 1374) to allow the installation of a 6-foot tall wrought iron fence and pedestrian gate to the rear access onto East Nubia Street and, the installation of new security gates to the main entrance, off Citrus Avenue. The Planning Commission will consider Resolution No. 2022-024 PC making a recommendation to the City Council on PCDM 22-1. The Planning Commission will consider the project exempt from further review under CEQA. The site is within the Planned Community Development/Multi-Family Residential-4000 (PCD/RD) zone, located at 1244 North Citrus Avenue. (APN; 8406-019-029)

Staff Recommendation:

Staff recommends that the Planning Commission adopt Resolution No. 2022-024 PC, a resolution of the Planning Commission of the City of Covina recommending that the City Council approve Planned Community Development Modification (PCD) 22-01 through the adoption of draft Ordinance CC 23-XXX, amending the Covina Townhomes Planned Community Development (PCD) 77-002 by modifying Condition of Approval No. 4 and adding numbers 12 and 13 under Section 3 of Ordinance No. 1374, and making a finding of exemption of the California Environmental Quality Act (CEQA) guidelines and, recommending that the City Council adopt draft Ordinance No. 23-XX for Planned Community Development Modification (PCDM) 22-01 with conditions . Staff's recommendation of the following modifications are as follows:

- a. The installation of a 6-foot tall wrought iron gate for “emergency access” only to East Nubia Street, providing a Knox-box for only emergency responders.
- b. The installation of a pedestrian gate for Covina Town Home residents to access East Nubia Street.
- c. Installation of a new security gate to the front of the property (Citrus Ave) with the proposed modifications to their open space to accommodate the proposed vehicular turnaround; and,
- d. Modify their outdoor recreation area (common open space) to include two new basketball posts to their existing tennis court, to serve as both a tennis and basketball court.

PUBLIC HEARINGS

PH 1. City Initiated Zoning Code Amendment (ZCA) 23-01;

A City Initiated request to amend Title 17 (Zoning) by modifying definition section 17.04.143, single-family residential zones sections 17.08.020 (A-1), 17.10.020 (A-2), 17.12.020 (E-½), 17.14.020 (E-1), 17.20.020 (R-1-20,000), 17.22.020 (R-1-10,000), 17.24.020 (R-1-8,500) and 17.26.020 (R-1-7500) for permitted uses, and adding a new section 17.33.060 for permitted uses; and **Municipal Code Amendment** to amend Title 16 (Subdivision) by modifying Chapter 16.02, 16.04, 16.14, and adding new section 16.06, for establishing regulations to implement two-unit residential developments and urban lot splits as required by Senate Bill 9 (2021-2022). The Planning Commission will consider the project exempt from further review under CEQA

Staff Recommendation:

Staff recommends that the Planning Commission make a determination that the proposed actions are statutorily exempt from the requirements of the California Environmental Quality Act ("CEQA") per California Government Code sections 65852.21, subdivision (j), and 66411.7, subdivision (n); and make a recommendation of approval to the City Council to adopt Zoning Code Amendment 23-01 and Municipal Code Amendment (Subdivision Title 16) by adopting Resolution 2023-003 PC.

CONTINUED BUSINESS

CB1. Application for Site Plan Review (SPR) 21-120 and Determination of Exemption from CEQA

A request to construct a new 3-unit, 2-story, multi-family apartment development, on an approximately 10,499 square-foot (.24 acre) lot, with all new site improvements. The Planning Commission will consider the project exempt from further review under CEQA. The site is within the Covina Town Center Specific Plan (CTCSP) "Cultural Core" District, located at 244 E. College Street (APN: 8445-008-003).

Staff Recommendation:

Staff recommends that the Planning Commission adopt Resolution No. 2023-002 PC, approving Site Plan Review (SPR) 21-120, with the attached Conditions of Approval and, making a finding of exemption of the California Environmental Quality Act (CEQA) guidelines.

NEW BUSINESS

GENERAL MATTERS

ADJOURNMENT

The Planning Commission will adjourn to its next regular meeting scheduled for March 28, 2023, at 7:00 p.m. inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Community Development Department does hereby declare that the agenda for the March 14, 2023 meeting was posted on the City's website and near the front entrance of Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).